



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-110471-LN

Project Name/Address: RBT Short Plat

Planner: Peter Rosen

Phone Number: 425-452-5210

Minimum Comment Period: December 27, 2019

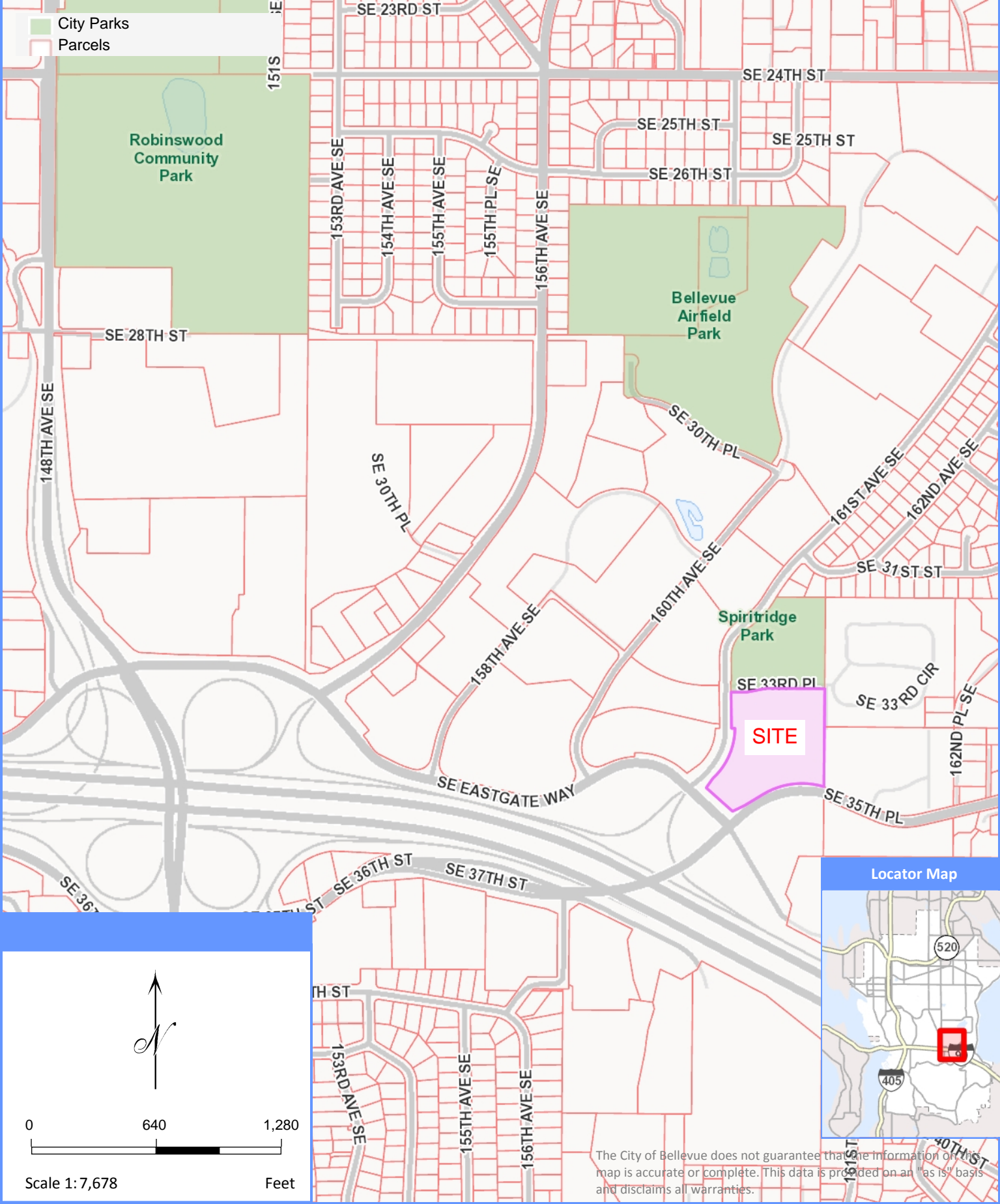
Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

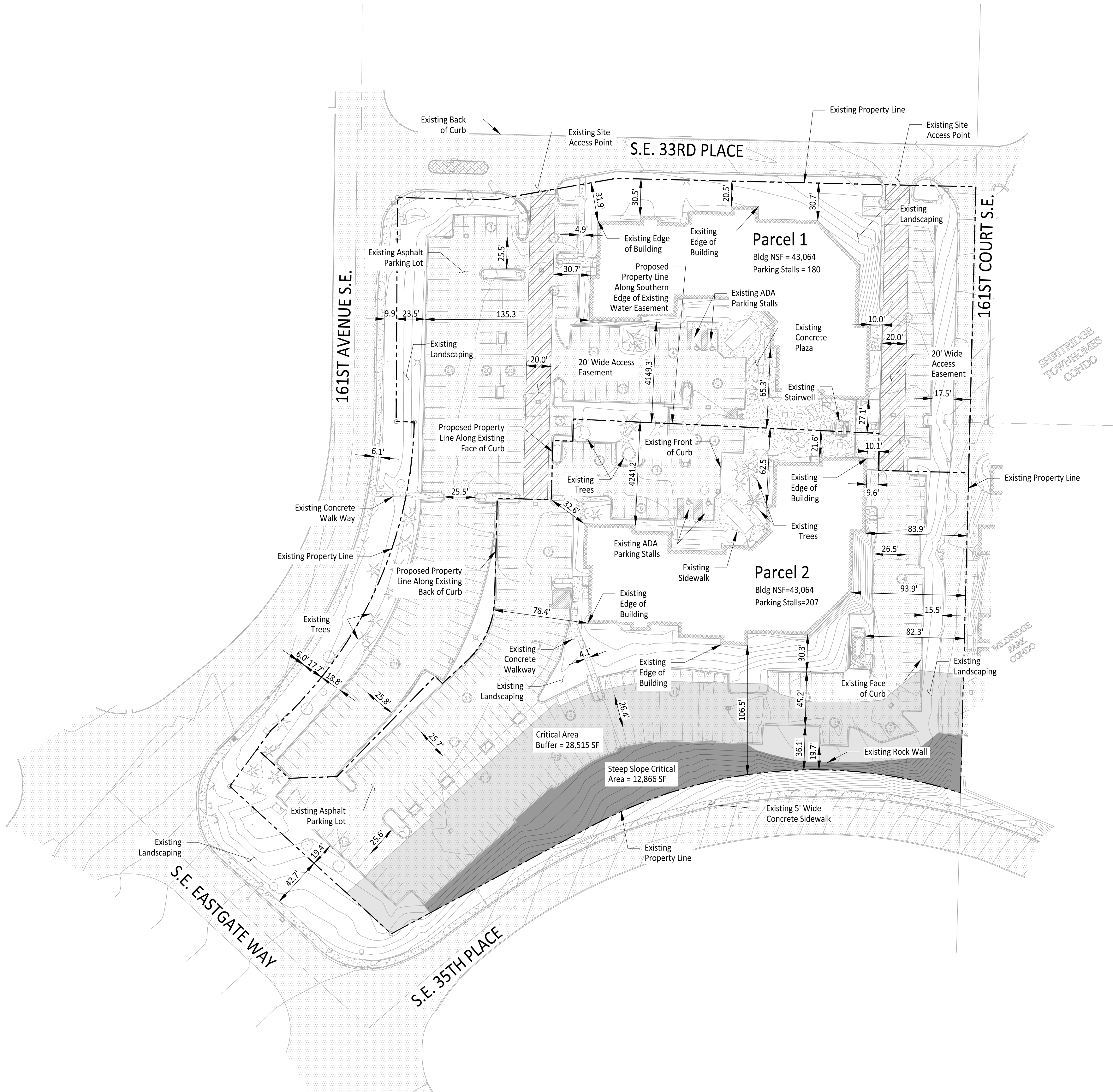
OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

VICINITY MAP



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



GENERAL NOTES

- Site Access Easements:
 - An easement between Parcel 1 to Parcel 2 will be prepared and recorded for vehicle access through the existing Parcel 1 parking lot to Parcel 2.
 - A 20.0' wide fire/emergency access easement from Parcels 1 & 2 to the City will be prepared and recorded for emergency vehicle and fire truck access to both parcels.
 - Reciprocal pedestrian access easements between Parcels 1 & 2 will be prepared and recorded to allow for pedestrian access between each of the parcels and public right-of-way as needed.
- Utility Easements:
 - Reciprocal utility easements between Parcels 1 & 2 will be prepared and recorded for existing domestic, fire, sanitary sewer, storm drainage, power, telecommunications, and natural gas service to the buildings and for the use of existing infrastructure within the asphalt parking lots to serve the parcels.
- Landscape/Illumination Easements:
 - Reciprocal landscape and illumination easements between Parcels 1 & 2 will be prepared and recorded for the use and maintenance of existing landscape planters and site lights within the site.

SITE DATA

NE 1/4, SE 1/4, SECTION 11, TOWNSHIP 24 N. RANGE 5E., W.M.

Original TPN: 1124059015

Zoning: OLB-2

Use: Commercial Office

City of Bellevue Land Use Code Setbacks:

- Front Yard: 0 ft
- Side Yard: 0 ft
- Rear Yard: 0 ft

Overlay Districts: None

Required Parking for Office Use

- 4 Stalls per 1,000 NSF of Building Area

Parcel 1 Parking

- Building = 43,064 NSF
- 39,426 / 1 Stall Per 250 SF= 158 Stalls
- Total Parking on Parcel = 180 Stalls

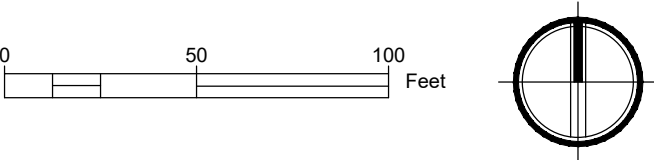
Parcel 2 Parking

- Building = 43,064 NSF
- 39,952 / 1 Stall Per 250 SF= 160 Stalls
- Total Parking on Parcel = 207 Stalls

Impervious Surface Area Calculations	Area (SF)
Existing Parcel	
Parcel Area	264,963
Pervious Area	73,767
% Impervious	72%
Proposed Parcel 1	
Parcel Area	124,972
Pervious Area	31,526
Impervious Area	75%
Proposed Parcel 2	
Parcel Area	139,991
Pervious Area	42,241
Impervious Area	70%

Lot Coverage	Area (SF)
Proposed Parcel 1	
Parcel Area	124,972
Structures	21,492
Lot Coverage	17%
Proposed Parcel 2	
Parcel Area	139,991
Steep Slope Critical Area	12,866
Parcel Area Minus Slope Area	127,125
Structures	21,492
Lot Coverage	17%

Floor Area Ratio	Area (SF)
Proposed Parcel 1	
Building Gross Square Footage	43,660
Parcel Area	124,972
Parcel 1 FAR	0.35
Proposed Parcel 2	
Buildable Area (50% of 98,610 SF)	49,305
Steep Slope Crit. Area (50% of 12,866 SF)	6,433
Critical Buffer Area (50% of 28,516 SF)	14,258
Development Factor	0.7
Maximum SF for FAR	63,789
Building Gross Square Footage	43,274
Parcel Area	139,991
Parcel 2 FAR	0.90



CALL TWO BUSINESS DAYS
BEFORE YOU DIG



1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

RBT Realty LLC
3350 161st Ave SE
Bellevue, WA 98008
(206) 618-9348

Engineer:

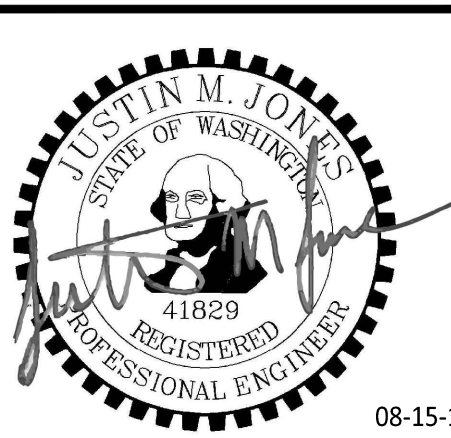


Justin Jones, PE
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:

3350 161st Avenue S.E. /
3460 161st Avenue S.E.
Short Plat

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY



REV	DATE	DESCRIPTION

SHEET TITLE:

Site Plan

PROJ. NO: 1534-002

DATE: August 15, 2019

DRAWN BY:

DESIGN BY:

SHEET NUMBER:

C-01

DWG:

_____ OF _____

NW 1/4, SE 1/4, SEC. 11,
T. 24 N., R. 5 E., W.M.
TAX PARCEL 112405-9015

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED WITH RESPECT TO STREETS, ALLEYS AND RIGHTS OF WAY FOR ROADS, PATHS AND SLOPES.

REAL PROPERTY & SURVEY _____ DATE _____
DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED WITH RESPECT TO WATER, SEWER AND DRAINAGE SYSTEMS.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED: _____ DATE _____
ADMINISTRATOR _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____.
ASSESSOR _____ DEPUTY ASSESSOR _____
ACCOUNT NUMBER _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____,
20_____, AT _____ M. IN BOOK _____ OF SURVEYS
AT PAGE _____ AT THE REQUEST OF KATHLEEN D. CASSOU.

DIRECTOR OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF RBP REALTY, LLC IN SEPTEMBER OF 2019.

KATHLEEN D. CASSOU _____ CERTIFICATE NO. 27133



09/06/2019



City of
Bellevue

FINAL SHORT PLAT NO. 19-110471 LN

PMX JOB NO.

217-8225-001

SHEET 1 OF 4

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SHORT SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

BY: _____, ITS: _____ DATE _____
RBT REALTY, LLC

BY: _____, ITS: _____ DATE _____
RBT REALTY, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS.

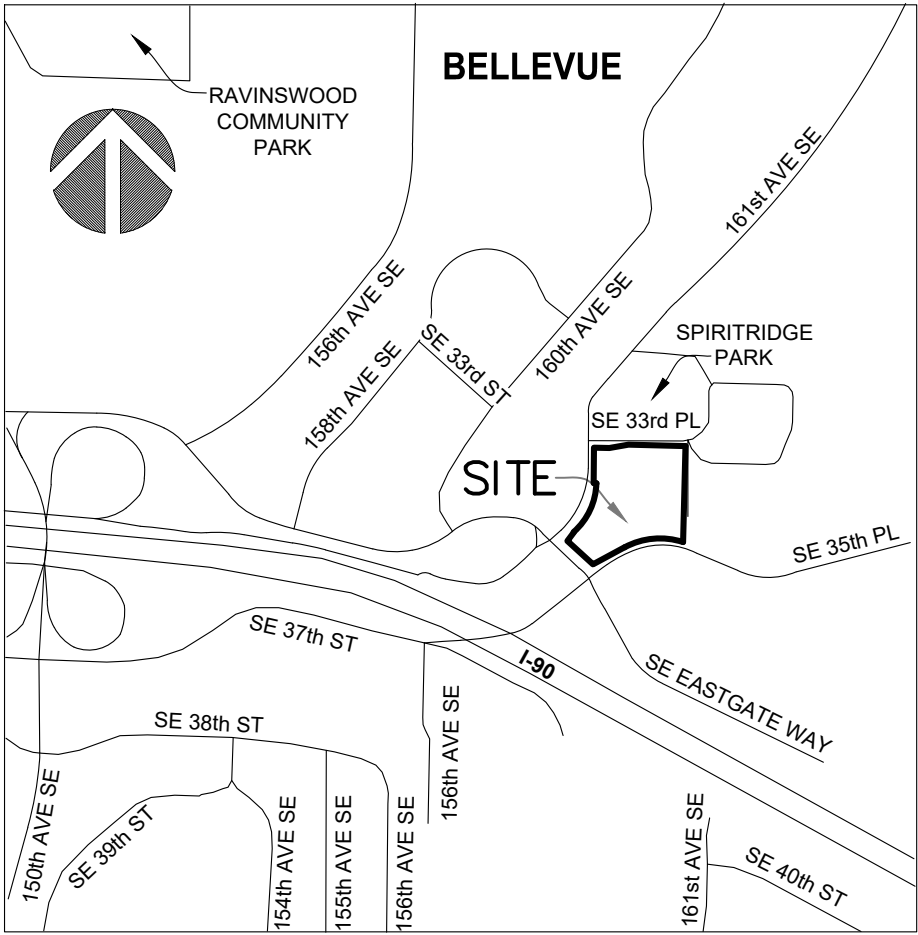
ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, TO ME KNOWN TO BE THE MANAGING MEMBER OF RBT REALTY, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____

DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

VICINITY MAP
N.T.S.



REFERENCES

- RECORD OF SURVEY BOOK 23, PGS 146-146A, RECORDING #198005019006, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY BOOK 123, PG 91; REC #199807279002, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY BOOK 139, PGS 129-129A; RECORDING #20000804900002, RECORDS OF KING COUNTY, WASHINGTON.
- HIGHWAY MAP FOR SR 90 (RICHARDS ROAD TO LAKE SAMMAMISH); DRAWER 82, SEQUENCE 7; SHEET 7 OF 13, DATED JUNE 12, 1969.
- CC&F I-90/BELLEVUE BUSINESS PARK DIVISION 1, VOLUME 121, PGS 101-103; RECORDING #198203180677, RECORDS OF KING COUNTY, WASHINGTON.
- SPIRITRIDGE NO. 5, VOLUME 80, PGS 92-93; RECORDING #196610196097245, RECORDS OF KING COUNTY, WASHINGTON.
- ALTA/NSPS SURVEYED BY TERRANE, DATED JULY 2017 (PROVIDED BY RBT REALTY, LLC)

ORIGINAL PARCEL DESCRIPTIONS

(BASED UPON CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 190978-SC, DATED APRIL 1, 2019)
NOTE: THE BEARINGS LABELED "SURVEY" IN THE TITLE GUARANTEE MENTIONED ABOVE, REFERENCE A 2017 A.L.T.A. SURVEY BY TERRANE, FOR PINE FOREST PROPERTIES, INC.

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;
THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION, SOUTH 01°27'10" WEST 466.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID EASTERLY LINE, NORTH 88°39'25" WEST (SURVEY: NORTH 88°38'27" WEST) 296.91 FEET;
THENCE SOUTH 80°01'59" WEST (SURVEY: SOUTH 80°02'57" WEST) 101.98 FEET;
THENCE NORTH 88°39'25" WEST (SURVEY: NORTH 88°38'27" WEST) 80.00 FEET TO THE EASTERLY LINE OF 161ST AVENUE SOUTHEAST;
THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF 161ST AVENUE SOUTHEAST TO THE NORTHERLY LINE OF PRIMARY STATE HIGHWAY NO. 2 (EASTGATE WAY) AS SHOWN ON THE RECORD OF SURVEY RECORDED MAY 1, 1980, UNDER RECORDING NUMBER 8005019006;
THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTHERLY LINE OF SOUTHEAST 35TH PLACE, AS SHOWN ON SAID RECORD OF SURVEY;
THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID SUBDIVISION;
THENCE ALONG SAID EASTERLY LINE NORTH 01°27'10" EAST (SURVEY: NORTH 01°28'08" EAST) TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH:

AN EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES, AS RESERVED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8203170666, DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°27'10" WEST, 426.68 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01°27'10" WEST 40.00 FEET;
THENCE NORTH 88°39'25" WEST 296.91 FEET;
THENCE SOUTH 80°01'59" WEST 101.98 FEET;
THENCE NORTH 88°39'25" WEST 80.00 FEET TO THE EAST MARGIN OF 161ST AVENUE SOUTHEAST, AS BASED ON THE RECORD OF SURVEY RECORDED FEBRUARY 8, 1979, UNDER RECORDING NUMBER 7902089001;
THENCE NORTH 00°20'21" EAST 60.01 FEET;
THENCE SOUTH 88°39'25" EAST 478.04 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH:

AN EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES, AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8002150787 DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 426.68 FEET DISTANT FROM THE NORTH LINE OF SAID SUBDIVISION, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE EASTERLY ALONG SAID LINE THAT IS PARALLEL TO AND 426.68 FEET DISTANT SOUTH FROM THE NORTH LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 20 FEET DISTANT FROM THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG SAID LINE THAT IS PARALLEL TO AND 20 FEET DISTANT FROM THE WEST LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SUBDIVISION;
THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTHERLY ALONG SAID WEST LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 426.68 FEET DISTANT FROM THE NORTH LINE OF SAID SUBDIVISION, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH:

AN EASEMENT FOR SIDEWALK AND UNDERGROUND UTILITIES AND TELEPHONE LINES AS RESERVED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8203170666, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER- QUARTER SECTION;
THENCE SOUTH 01°27'10" WEST 406.68 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER-QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 01°27'10" WEST 20.00 FEET ALONG SAID EAST LINE;
THENCE NORTH 88°39'25" WEST 478.04 FEET TO THE EAST MARGIN OF 161ST AVENUE SOUTHEAST;
THENCE NORTH 00°20'21" EAST 20.00 FEET ALONG SAID EAST MARGIN;
THENCE SOUTH 88039'25" EAST 478.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN EASEMENT FOR SIGNS AS RESERVED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8203170666, AS AFFECTED BY A SIGN RIGHTS ASSIGNMENT RECORDED UNDER RECORDING NUMBER 8605071001, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

SUCH PORTION OF THE WESTERLY 100 FEET OF THE INGRESS, EGRESS, AND UNDERGROUND UTILITY EASEMENT DESCRIBED IN PARCEL B ABOVE, UPON WHICH THE TRAFFIC ISLAND, AS IT EXISTED ON MARCH 17, 1982, WAS LOCATED.

PROPERTY ADDRESSES

ADDRESS:
3350 161ST AVENUE S.E.
BELLEVUE, WA. 98008

ADDRESS:
3460 161ST AVENUE S.E.
BELLEVUE, WA. 98008

CITY OF BELLEVUE
TWO LOT SHORT PLAT
NE 1/4, SE 1/4, SECTION 11,
TOWNSHIP 24 N., RANGE 5 E., W.M.

DATE 09/06/2019

DRAWN SNS

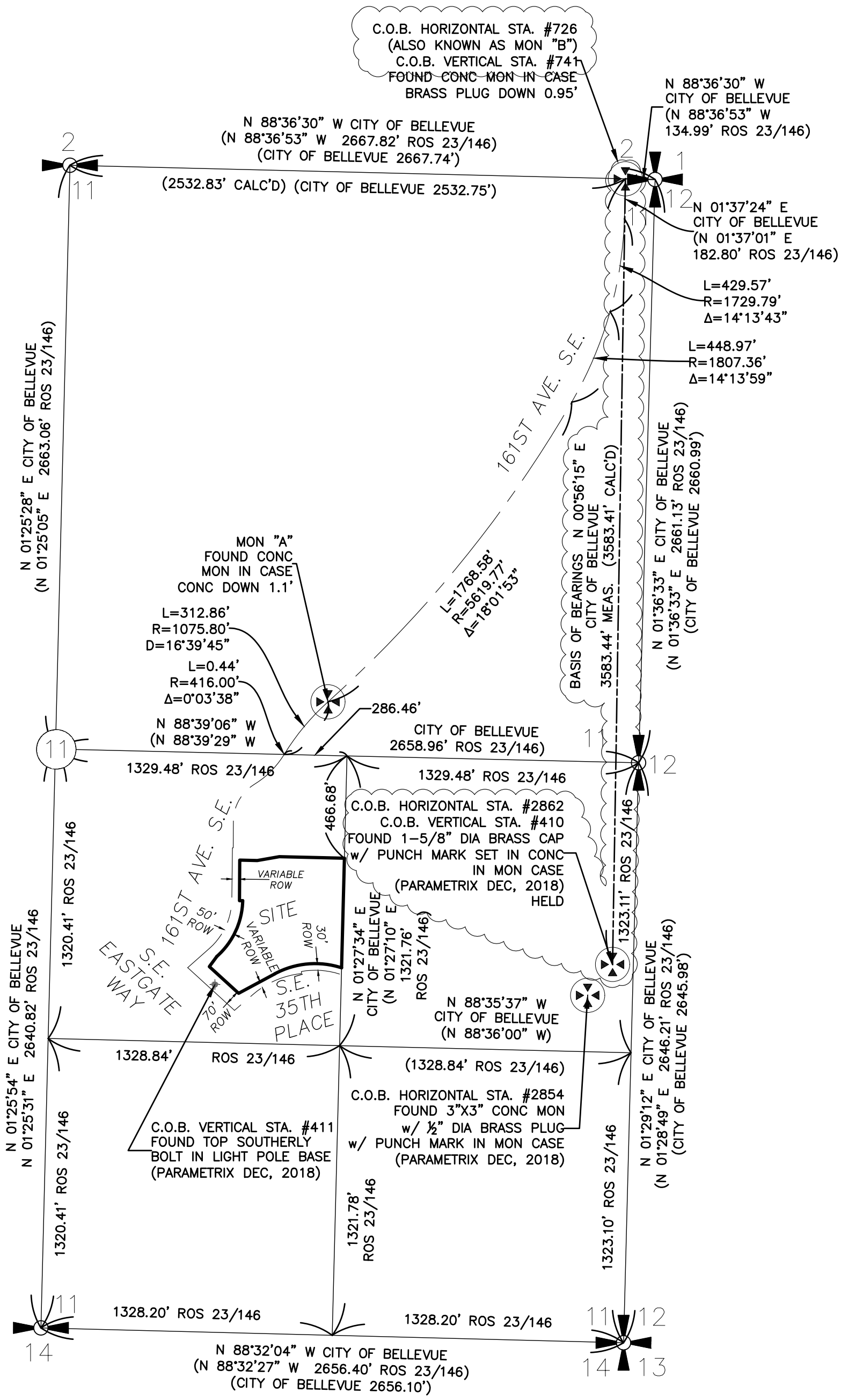
CHECKED KDC

APPROVED KDC

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM



PER ALTA/NSPS SURVEY BY TERRANE, DATED JULY 2017
(CITY OF BELLEVUE BENCHMARKS FOUND BY
PARAMETRIX ALSO SHOWN AS NOTED)



EASEMENTS

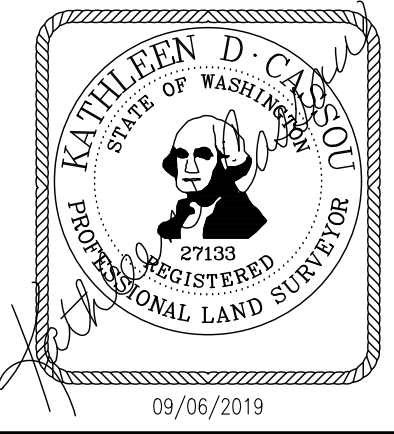
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MUNICIPALITY OF METROPOLITAN SEATTLE
PURPOSE: TRUNK SEWER LINE
RECORDING DATE: APRIL 16, 1963
RECORDING NO.: 5570601
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID LAND AND THE HIGHWAYS CONSTRUCTED ON LANDS CONDEMNED BY PROCEEDINGS UNDER KING COUNTY COUNTY SUPERIOR COURT CAUSE NO.: 736601
BY: STATE OF WASHINGTON "DOCUMENT NOT PROVIDED"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: WASHINGTON NATURAL GAS COMPANY, A PUBLIC UTILITY CORPORATION
PURPOSE: GAS PIPELINE
RECORDING DATE: FEBRUARY 29, 1972
RECORDING NO.: 7202290454
AFFECTS: PORTION OF SAID PREMISES
SAID EASEMENT SUPERSEDES AND REPLACES THE EASEMENT RECORDED UNDER RECORDING NUMBER 7110260442 "N/A"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING DATE: FEBRUARY 15, 1980
RECORDING NO.: 8002150787
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING DATE: MARCH 19, 1980
RECORDING NO.: 8003190223
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION
PURPOSE: SEWER PIPELINE AND LINES
RECORDING DATE: NOVEMBER 6, 1981
RECORDING NO.: 8111060688
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION
PURPOSE: CONSTRUCTING, INSTALLING, A WATER PIPELINE AND LINES
RECORDING DATE: NOVEMBER 6, 1981
RECORDING NO.: 8111060689
AFFECTS: PORTION OF SAID PREMISES "PLOTTED ON MAP"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: DECEMBER 11, 1981
RECORDING NO.: 8112110348
AFFECTS: PORTION OF SAID PREMISES
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM. "AS CONSTRUCTED"
- UNRECORDED EASEMENT FOR TELEPHONE LINES ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHERLY PROPERTY LINES OF SAID PREMISES, AS DISCLOSED BY DRAWING ATTACHED TO EASEMENT RECORDED UNDER RECORDING NUMBER 8112110348, AND BY TELEPHONE RISERS LOCATED AT THE NORTHEASTLY CORNER OF SAID PREMISES AND TELEPHONE VAULT AT THE SOUTHWESTERLY PORTION OF SAID PREMISES AS DISCLOSED ON SURVEY PREPARED BY DENNIS J. SALTYS (WASHINGTON REGISTRATION NO. 27328) OF BARGHAUSEN CONSULTING ENGINEERS, INC., DATED MAY 1, 2006, LAST REVISED MARCH 2010, UNDER JOB NO. 11532.
"AS CONSTRUCTED"

TREE SCHEDULE

SIGNIFICANT TREES		
TREE ID	SPECIES	DIAMETER
T-1	DOUGLAS FIR	16"
T-2	DOUGLAS FIR	18"
T-3	DOUGLAS FIR	16"
T-4	DOUGLAS FIR	18"
T-5	CEDAR	20"
T-6	DOUGLAS FIR	16"
T-7	DOUGLAS FIR	16"
T-8	DECIDUOUS (UNK)	14"
T-9	DECIDUOUS (UNK)	8"
T-10	DECIDUOUS (UNK)	12"
T-11	DOUGLAS FIR	24"
T-12	DOUGLAS FIR	12"
T-13	CEDAR	15"
T-14	CEDAR	15"
T-15	CEDAR	14"
T-16	DECIDUOUS (UNK)	9"
T-17	DECIDUOUS (UNK)	10"
T-18	DOUGLAS FIR	24"
T-19	DOUGLAS FIR	24"
T-20	DOUGLAS FIR	24"
T-21	DECIDUOUS (UNK)	12"
T-22	DECIDUOUS (UNK)	16"
T-23	DECIDUOUS (UNK)	16"
T-24	DOUGLAS FIR	28"
T-25	DOUGLAS FIR	24"
T-26	PINE	16"
T-27	DECIDUOUS (UNK)	14"
T-28	DECIDUOUS (UNK)	15"
T-29	DOUGLAS FIR	16"
T-30	DOUGLAS FIR	26"
T-31	DOUGLAS FIR	18"
T-32	DOUGLAS FIR	34"
T-33	DOUGLAS FIR	22"
T-34	DOUGLAS FIR	24"
T-35	DOUGLAS FIR	16"
T-36	DOUGLAS FIR	15"
T-37	DOUGLAS FIR	20"
T-38	DECIDUOUS (UNK)	16"
T-38	DECIDUOUS (UNK)	15"
T-40	DECIDUOUS (UNK)	22"

SURVEY NOTES

- THE SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2016, JULY OF 2017 AND DECEMBER OF 2018 AND IS A COMBINATION OF FIELD SURVEYS BY TERRANE (CIRCA OCTOBER 2016 & JULY 2017) AND PARAMETRIX. PARAMETRIX HAS FIELD VERIFIED AND AUGMENTED THE 2016/2017 SURVEY.
- BEARINGS PUBLISHED IN THE LEGAL DESCRIPTION ON PAGE 1 OF THIS SURVEY, SHOWN AS "SURVEY" IN PARENTHESIS ARE BASED UPON A 2017 SURVEY BY TERRANE, REFERENCED IN NOTE 1 ABOVE. BEARINGS SHOWN ON THIS SHORT PLAT SURVEY ARE BASED UPON CITY OF BELLEVUE CONTROL, AS REQUIRED BY THE CITY OF BELLEVUE REVIEW OF THIS SHORT PLAT.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY TAX PARCEL NO. 1124059015.
- APPROXIMATE SUBJECT PROPERTY AREA IS:
264,963 SQ FT +/- (6.08 ACRES)
- INSTRUMENTATION FOR THIS SURVEY WAS TOPCON GR3 GPS AND LEICA 1203 ROBOTIC TOTAL STATION. METHODOLOGY: FIELD TRAVERSE AND GPS. MEETS OR EXCEEDS SURVEY STANDARD AS PER:
WAC 332-130-050
WAC 332-130-090
WAC 332-130-100
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0079667-06, WITH AN EFFECTIVE DATE OF JUNE 19, 2017 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53033C0659F, WITH AN EFFECTIVE DATE OF MAY 16, 1995 FOR COMMUNITY NO. 530074, IN KING COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 387, INCLUDING 4 DESIGNATED DISABLED SPACES.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF WETLANDS OR WETLAND DELINEATION MARKERS FOUND AT THE TIME OF OUR SURVEY.
- BASIS OF BEARING: ACCEPTED A BEARING OF N00°56'15"E BETWEEN FOUND C.O.B. MON 2862 AND FOUND C.O.B. MON 0726, ALSO KNOWN AS MON "B" PER REFERENCE NO. 1.
- DATUM: HORIZONTAL-WASHINGTON STATE PLANE COORDINATE SYSTEM NAD(83/2011) NORTH ZONE. VERTICAL-NAVD 1988 TIED TO CITY OF BELLEVUE STATION #410 AT ELEV=132.224'
- SUBJECT PROPERTY HAS ACCESS TO 161ST AVENUE S.E., A PUBLICLY DEDICATED RIGHT OF WAY, VIA PARCEL B, INGRESS/EGRESS EASEMENT.
- THE ADDRESSES SHOWN ON THE BUILDINGS ARE POSTED ON-SITE.



City of
Bellevue

FINAL SHORT PLAT NO. 19-110471 LN

PMX JOB NO.
217-8225-001

SHEET 2 OF 4

CITY OF BELLEVUE
TWO LOT SHORT PLAT

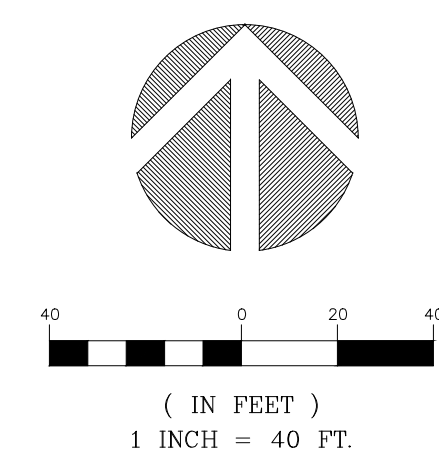
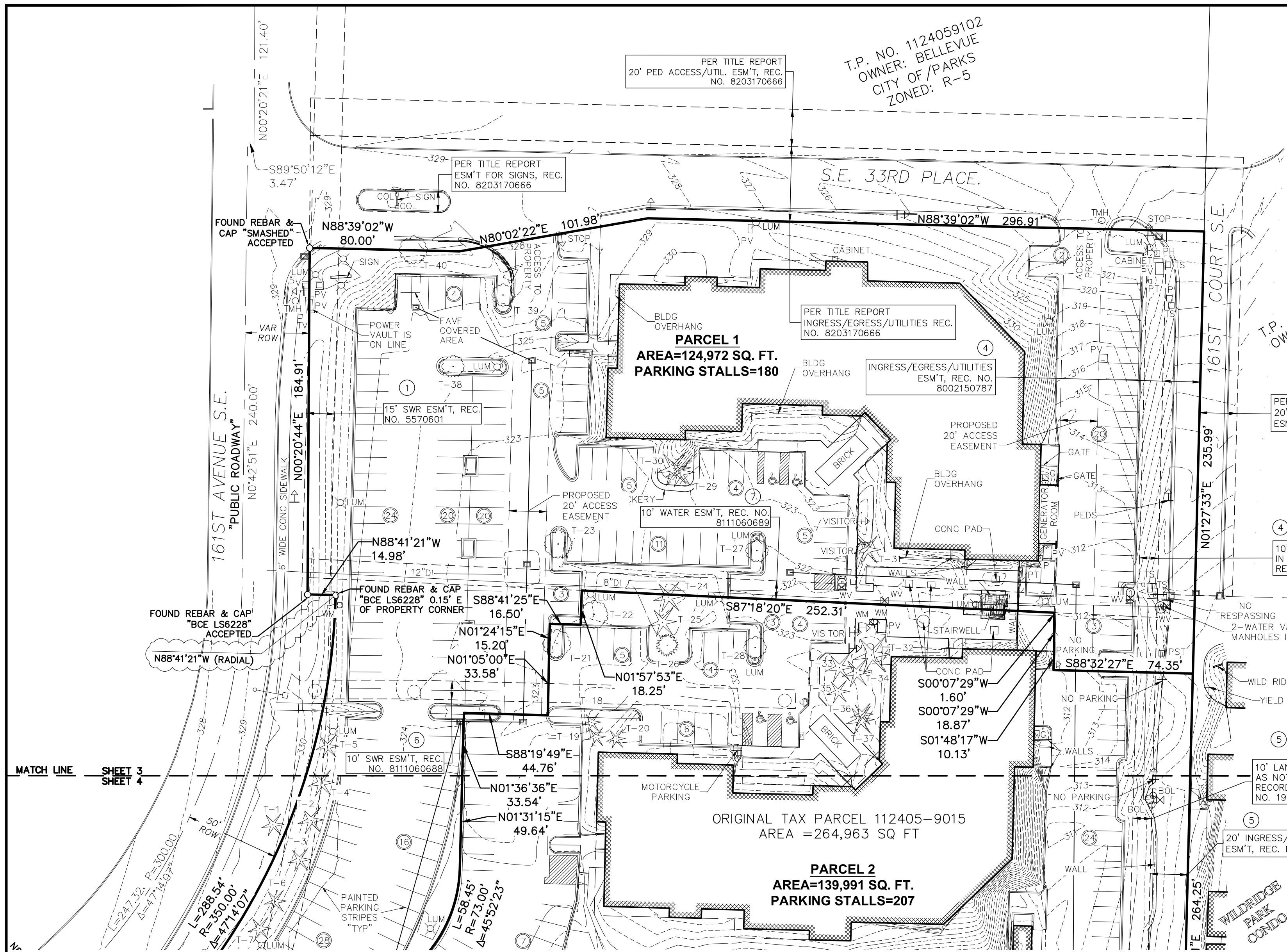
ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SCALE

DATE	09/06/2019
DRAWN	SNS
CHECKED	KDC
APPROVED	KDC

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1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
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WWW.PARAMETRIX.COM



LEGEND	
	AREA DRAIN
	BUILDING CENTERLINE ROW
	DISABLED PARKING SPACE
	FIRE DEPT CONNECTION
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GUY POLE
	LUMINAIRE
	MONITORING WELL
	MONUMENT IN CASE (FOUND)
	BENCHMARK
	NO PARKING
	POWER HAND HOLE
	POWER MANHOLE
	POWER METER
	POWER POLE W/ LIGHT
	STREET LIGHT
	POWER TRANSFORMER
	POWER VAULT
	REBAR AS NOTED (FOUND)
	SEWER MAINTENANCE
	SIGN (AS NOTED)
	STORM CATCH BASIN
	STORM CATCH BASIN, SOLID LID
	STORM DRAIN MANHOLE
	WATER MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE SENTRY
	WATER METER
	WATER VALVE
	YARD LIGHT
	PARKING SPACES
	TREES (FOR TYPE/SIZE SEE TREE TABLE ON SHEET SP-3)

CITY OF BELLEVUE
TWO LOT SHORT PLAT

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SCALE
1" = 40'

DATE 01/02/2019

DRAWN SNS

CHECKED KDC

APPROVED KDC

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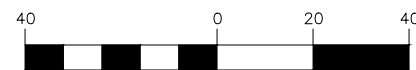
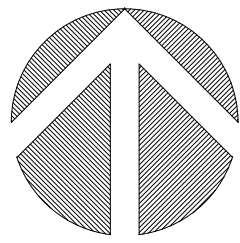
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City of Bellevue

FINAL SHORT PLAT NO. 19-110471 LN

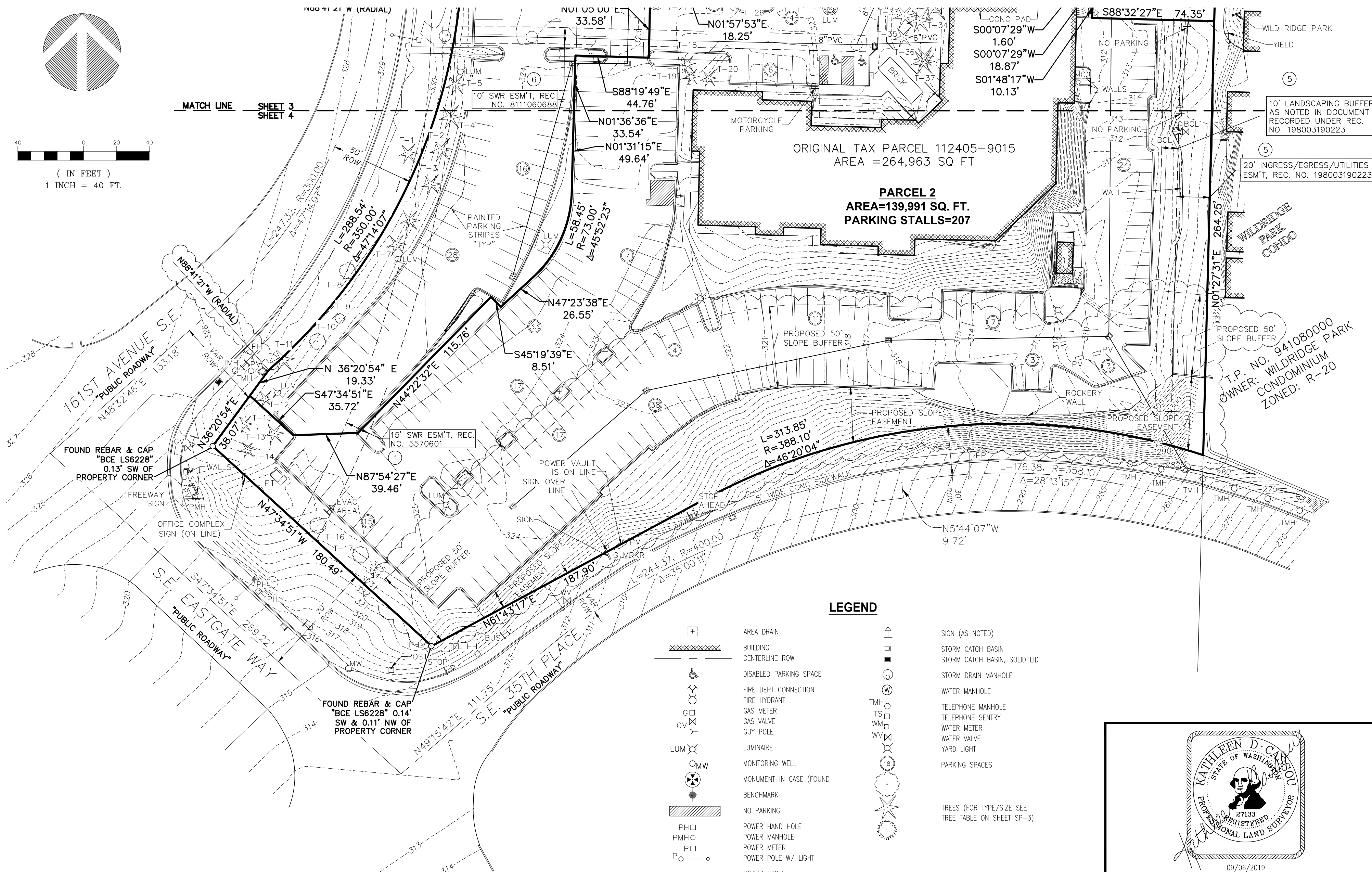
PMX JOB NO.
217-8225-001

SHEET 3 OF 4



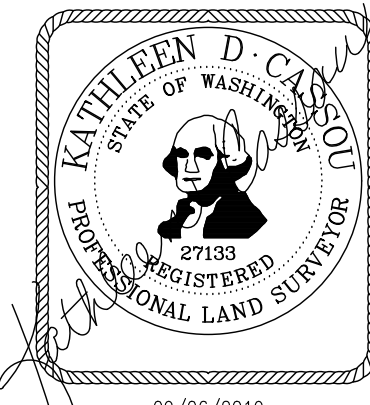
(IN FEET)
1 INCH = 40 FT.

MATCH LINE SHEET 3
SHEET 4



LEGEND

- | | | | |
|--|--------------------------|--|------------------------------|
| | AREA DRAIN | | SIGN (AS NOTED) |
| | BUILDING | | STORM CATCH BASIN |
| | CENTERLINE ROW | | STORM CATCH BASIN, SOLID LID |
| | DISABLED PARKING SPACE | | STORM DRAIN MANHOLE |
| | FIRE DEPT CONNECTION | | WATER MANHOLE |
| | FIRE HYDRANT | | TELEPHONE MANHOLE |
| | GAS METER | | TELEPHONE SENTRY |
| | GAS VALVE | | WATER METER |
| | GUY POLE | | WATER VALVE |
| | LUMINAIRE | | YARD LIGHT |
| | MONITORING WELL | | PARKING SPACES |
| | MONUMENT IN CASE (FOUND) | | |
| | BENCHMARK | | |
| | NO PARKING | | |
| | POWER HAND HOLE | | |
| | POWER MANHOLE | | |
| | POWER METER | | |
| | POWER POLE W/ LIGHT | | |
| | STREET LIGHT | | |
| | POWER TRANSFORMER | | |
| | POWER VAULT | | |
| | REBAR AS NOTED (FOUND) | | |
| | SEWER MAINTENANCE | | |



City of
Bellevue

FINAL SHORT PLAT NO. 19-110471 LN

PMX JOB NO.

217-8225-001

SHEET 4 OF 4

CITY OF BELLEVUE
TWO LOT SHORT PLAT

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SCALE
1" = 40'

DATE 09/06/2019
DRAWN SNS
CHECKED KDC
APPROVED KDC

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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
3350 161st Avenue Short Plat
2. Name of applicant: [\[help\]](#)
Joleen Peterson-Jones, JMJ TEAM
3. Address and phone number of applicant and contact person: [\[help\]](#)
*905 Main Street, Suite 200, Sumner, WA 98390
206-596-2020*
4. Date checklist prepared: [\[help\]](#)
December 5, 2019
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
No project construction, therefore no phasing is proposed.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
None.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
There is a steep slope on-site and the limits of the steep slope as well as the buffer have been located. No additional studies have been prepared.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
*Land Use approvals are needed for the short plat, including:
Preliminary Short Plat and Final Plat approvals.*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
The proposal is a short plat to create two parcels out of a single parcel. There are two office buildings on the current parcel. After the lot division, there will be one building on Parcel 1 and one building on Parcel 2. A 20' access easement through Lot 1 will provide access to Lot 2 from SE 33rd Place. No construction is proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposal is located at 3350 and 3460 161st Avenue SE, Bellevue, WA

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☐ rolling, ☐ hilly, ☒ steep slopes, ☐ mountainous, other: *The site is generally flat, with the exception of a steep slope located on the south side of Parcel 2*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
The steep slope is approximately 30% at its mid-point.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
No construction is proposed, no soils information is available.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
None.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No construction is proposed.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
No construction is proposed.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
N/A

Steep slopes in the south portion of Parcel 2 exceed 40%

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction,

operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
No construction is proposed.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

N/A

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or

other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
No.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
The proposed site is already developed. Stormwater enters the city stormwater system. No changes are proposed.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No construction is proposed.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
N/A

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
 - ☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
 - ☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
 - ☐shrubs
 - ☐grass
 - ☐pasture
 - ☐crop or grain
 - ☐Orchards, vineyards or other permanent crops.
 - ☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
 - ☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
 - ☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
None.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
No landscaping changes are proposed.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None .

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None .

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Yes, however, Western Washington is generally within the migration flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
N/A

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

N/A

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No .

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
None .
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
None .
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)
None .
- 4) Describe special emergency services that might be required. [\[help\]](#)
None .
- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
N/A

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
N/A
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)
N/A
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
N/A

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
The existing site contains two office buildings. The site is zoned commercial. No site changes are proposed.
 - b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
N/A
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how: [\[help\]](#)

No .

- c. Describe any structures on the site. [\[help\]](#)

There are two office buildings on the site. Each building is approximately 43,000 SF.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No .

- e. What is the current zoning classification of the site? [\[help\]](#)

Commercial.

Office/Limited Business 2
(OLB2)

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

OLB-2

Office, Limited
Business (OLB)

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, there is a steep slope on the southern edge of the site.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

- j. Approximately how many people would the completed project displace? [\[help\]](#)

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

N/A

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
N/A
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
N/A

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
N/A
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
N/A
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
N/A

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
N/A
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No .
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No .

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
No .

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)
N/A

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
The site is accessed from SE 33rd Place. To the west is 161st Avenue SE and to the east lies 161st Court SE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Unknown.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
No .

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No .

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No .

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
N/A

15. Public Services [\[help\]](#)

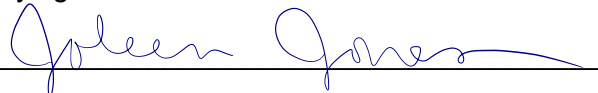
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No .
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
All utiltiies listed above are available on-site for the existing buildings.
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
None .

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: *Joleen Peterson-Jones*

Position and Agency/Organization: *JMJ TEAM*

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